Karen Johnson Davidson County
Batch# 1056867 DEEDWARR
10/03/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20231003-0077799

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kyle Andrew Lucas and Caroline Floyd, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucas Thibodeau and Kaitlyn Strickland, both unmarried as tenants in common with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B, 927 Thomas Avenue Townhomes, a Horizontal Property Regime, as recorded in the Declaration Establishing a Horizontal Property Regime for 927 Thomas Avenue Townhomes, of record in Instrument No. 20150408-0030891, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with all interests in the common areas allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Andrew Kyle Lucas and Caroline Floyd, husband and wife by deed from Urban Dwell Homes LP, a Tennessee limited partnership, dated March 25, 2016, of record in Instrument No. 20160328-0028666, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 927 B Thomas Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:
Lucas Thibodeau
Kaitlyn Strickland
927 B Thomas Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
072-06-0F-002.00

WITNESS THE EXECUTION HEREOF this 27th day of September, 2023.

Kyle Andrew Lucas

Caroline Floyd

State of Georgia
County of Dekalb

On this 27th day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kyle Andrew Lucas and Caroline Floyd, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: October 25, 2024



State of ~~Tennessee~~ Georgia
County of ~~Davidson~~ Dekalb

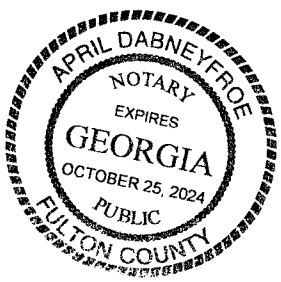
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 580,000.00.**

Affiant

Sworn and subscribed before me on this the ~~28th~~ 27th day of September, 2023.

Notary Public

My Commission Expires: October 25, 2024



Certificate of Authenticity

I, China Hendrix, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/27/23.

Date

China H

Affiant Signature

9/27/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

